

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

AGENDA

**May 19, 2005 – 1:30 pm
Seminole County Services Building – Room 1028
1101 East First St, Sanford FL 32771**

- I Call to Order**
 - II Pledge of Allegiance**
 - III Roll Call**
 - IV Swearing in of Witnesses**
 - V Agenda Update & Approval**
 - VI Public Hearings**
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POSTED NOTICE OF HEARING

REPEAT CASES

A Case No: 04-24-CEB
Kevin G. Sullivan
Code Enforcement Officer: Dorothy Hird
Complaint No: 2003CE000048

This is a repeat violation. The original violation was heard by the Board on April 22, 2004 and an Order was entered. Compliance on the original violation was obtained on June 28, 2004. An Affidavit of Repeat Violation was filed stating that the violation was being repeated as of March 1, 2005. An Affidavit of Compliance After Repeat Violation was filed stating that the property was in compliance on March 31, 2005. This property is presently in compliance.

Recommendation: The Board issue an Order constituting a Fine on a Repeat Violation of the Findings of Fact, Conclusions of Law and Order dated April 22, 2004 in the amount of **\$2,250.00**, for 30 days of non-compliance at \$75.00 per day from March 1, 2005 through and including March 31, 2005 and said Order be recorded in the public records.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(l).
Described as: 1) Junked or abandoned vehicle not kept within an enclosed garage or an attached carport.
Location: 328 E. Alpine Street, Altamonte Springs (Commission District 4)
Tax Parcel ID # 11-21-29-503-0H00-0100

Motion by _____ Second by _____ Action _____

SERVICE BY CERTIFIED MAIL

B Case No: 04-61-CEB
Bill Heard Chevrolet Corp.
CT Corporation System, Registered Agent
Code Enforcement Officer: Deborah Leigh
Complaint No: 2004CE000168

This is a repeat violation. This case was heard by the Board on September 23, 2004 and an Order was entered. On that date, the Respondent was in compliance regarding the violation of prohibited signage. The Order stated that if this violation was repeated, a fine of \$250.00 would be imposed for each day the violation continued to be repeated. An Affidavit of Repeat Violation was filed by the Code Officer stating that the violation was being repeated on April 8, 2005. This property is not in compliance at this time.

Recommendation: The Board issue an Order constituting a fine on a Repeat Violation in the amount of **\$10,250.00**, 41 days of repeat violation from April 8, 2005 through and including May 19, 2005, at **\$250.00** per day be recorded in the public records and the fine shall continue to accrue at **\$250.00** per day for each day the violation is repeated past May 19, 2005.

Violation Charged: Seminole County Land Development Code, Section 30.1245,
Prohibited Signs.
Described as: 1) Prohibited signage displayed.
Location: 125-127 Oregon Street, Sanford (Commission District 5)
Tax Parcel ID # 29-19-30-300-0070-0000

Motion by _____ Second by _____ Action _____

**WITHDRAWN WITHOUT
PREJUDICE BY STAFF**

C Case No: 04-26-CEB
Anabelle & George W. Diaz
Code Enforcement Officer: Joann Davids
Complaint No: 2004CE000224

This is a repeat violation.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(e)(g)(j)(p).

Described as: 1) Unusable or abandoned furniture.
2) Used or scrap building materials.
3) Other objectionable, unsightly or unsanitary matter, substance or material tending by its existence and or accumulation to endanger or adversely effect the health, safety, lives and or welfare of the citizens of the County.

Location: 120 Meadowfield Lane, Altamonte Springs (Commission District 3)
Tax Parcel ID # 03-21-29-504-0D00-0080

Motion by _____ **Second by** _____ **Action** _____

NEW CASES

COMPLIED PRIOR TO HEARING

A Case No 05-31-CEB
Oren & Limor Gabbai
Code Enforcement Officer: Dorothy Hird
Complaint No: 2004CE001379

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in 95.3(g)(h).

Described as: 1) Accumulation of trash and debris.
2) Uncultivated vegetation in excess of 24" in height and within 75' of a structure.

Location: 224 Wood Lake Drive, Maitland (Commission District 4)
Tax Parcel ID # 23-21-29-502-0B00-0190

Motion by _____ **Second by** _____ **Compliance Date** _____ **Fine** _____

COMPLIED PRIOR TO HEARING

B Case No: 05-32-CEB
Jeffrey & Rebecca Lohrman
Carillon Comm. Residential Assn.
Atwood Phillips, Inc.
Code Enforcement Officer: Jerry Robertson
Complaint No: 2005CE000187

Violation Charged: Seminole County Land Development Code, Chapter 30, Section 30.1349.

Described as: 1) All fences shall be maintained in their original upright condition. Missing bricks shall be replaced with material of same type.

Location: 3826 Carnaby Drive, Oviedo (Commission District 1)
Tax Parcel ID # 35-21-31-508-0000-1050

Motion by _____ **Second by** _____ **Compliance Date** _____ **Fine** _____

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
MAY 19, 2005

CONTINUED AT STAFF REQUEST

C Case No: 05-33-CEB
Walter L. Rafuese III
Code Enforcement Officer: Jerry Robertson
Complaint No: 2004CE001691

Violation Charged: Seminole County Land Development Code, Chapter 30, Section 30.102, 30.103 and 30.104.

Described as: 1) Mobile home with expired special exception.
Location: 1405 Lakeview Ranch Point, Geneva (Commission District 2)
Tax Parcel ID # 10-20-32-3AE-1090-0000

Motion by _____ **Second by** _____ **Compliance Date** _____ **Fine** _____

CERTIFIED NOTICE OF HEARING

D Case No: 05-34-CEB
Roland & Wiletha Williams
Code Enforcement Officer: Dorothy Hird
Complaint No: 2005CE000113

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3(e)(g)(h).

Described as: 1) Unusable or abandoned furniture.
2) Accumulation of trash and debris.
3) Uncultivated vegetation in excess of 24" in height and within 75' of a structure.

Location: 604 Plum Lane, Altamonte Springs (Commission District 4)
Parcel I.D. # 07-21-30-503-0000-0830

Motion by _____ **Second by** _____ **Compliance Date** _____ **Fine** _____

CONTINUED CASES

**WITHDRAWN WITHOUT
PREJUDICE BY STAFF**

A Case No: 04-86-CEB
Abel & Luisa Serrano
Jose & Lillian Benitez
Code Enforcement Officer: Joann Davids

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3(g).

Described as: 1) Accumulation of trash and debris.
Location: Highway 441, Apopka (Commission District 3)
Tax Parcel ID # 17-21-29-5BG-0000-025A

Motion by _____ Second by _____ Compliance Date _____ Fine _____

COMPLIED PRIOR TO HEARING

B Case No: 05-30-CEB
Eva M. White
Code Enforcement Officer: Pamela Taylor
Complaint No: 2004CE001828

New case that was continued from the April 28, 2005 hearing by Staff.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3(f)(l) and Seminole County Land Development Code, Chapter 30, Section 30.1349(e)(g).

Described as: 1) Unusable or abandoned stoves, appliances and other white goods.
2) Junked or abandoned vehicles, not being kept in an enclosed garage or an attached carport.
3) A fence not in its original upright condition and missing boards, pickets, posts or bricks.

Location: 2000 Jack Court, Sanford (Commission District 5)
Parcel I.D. # 32-19-31-508-0000-0020

Motion by _____ Second by _____ Compliance Date _____ Fine _____

SPECIAL REQUEST

NONE

CONSENT AGENDA

A Case No: 04-16-CEB
Jimmie L. & Ruby L. Smith
Code Enforcement Officer: Dorothy Hird
Complaint No: 03-CE000110

The original violation was heard by the Board on April 22, 2004 and an Order was entered. Compliance on the original violation was obtained on July 13, 2004. The Board rescinded a fine of \$2,550.00 on the original violation on July 29, 2004. An Affidavit of Repeat Violation was filed stating that the violation was being repeated as of January 26, 2005. The repeat violation was heard by the Board on March 24, 2005 and an Order was entered giving a compliance date of April 8, 2005. An Affidavit of Non-Compliance on Repeat Violation was filed by the Code Enforcement Officer after a reinspection on April 11, 2005. This property is not in compliance at this time.

Recommendation: The Board issue an Order constituting a lien on a repeat violation in the amount of **\$4,000.00**, 40 days of non-compliance from April 9, 2005 through and including May 19, 2005, at \$100.00 per day be recorded in the public records and the fine shall continue to accrue at **\$100.00** per day for each day the violation is repeated past May 19, 2005.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(l).
Described as: 1) Junked or abandoned vehicle not kept within an enclosed garage or an attached carport.
Location: 1257 DePugh Street, Altamonte Springs (Commission District 4)
Tax Parcel ID # 18-21-501-0200-0080

Motion by _____ Second by _____ Action _____

B Case No: 04-26-CEB
Anabelle & George W. Diaz
Code Enforcement Officer: Joann Davids
Complaint No: 2004CE000224

This case was heard by the Board on May 20, 2004 and an Order was entered giving the Respondents a compliance date of June 20, 2004. An Affidavit of Non-Compliance was filed by the Code Officer stating the violations remained as of June 22, 2004. An Affidavit of Compliance was filed by the Code Officer stating that the Respondents were in compliance on June 29, 2004. This property is presently in compliance.

Recommendation: The Board issue an Order constituting a lien in the amount of **\$1,750.00**, for 7 days of non-compliance from June 21, 2004 through and including June 28, 2004, at \$250.00 per day and said Order be recorded in the public records.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in Section 95.3(e)(g)(j)(p).

Described as: 1) Unusable or abandoned furniture.
2) Trash and debris.
3) Used or scrap building materials.
4) Other objectionable, unsightly or unsanitary matter, substance or material tending by its existence and or accumulation to endanger or adversely effect the health, safety, lives and or welfare of the citizens of the County.

Location: 120 Meadowfield Lane, Altamonte Springs (Commission District 3)
Tax Parcel ID # 03-21-29-504-0D00-0080

Motion by _____ Second by _____ Action _____

C Case No: 04-61-CEB
Bill Heard Chevrolet Corp.
CT Corporation System, Registered Agent
Code Enforcement Officer: Deborah Leigh
Complaint No: 2004CE000168

This case was heard by the Board on September 23, 2004 and an Order was entered giving the Respondent a compliance date of January 7, 2005. An Affidavit of Non-Compliance was filed by the Code Officer on January 13, 2005. An Affidavit of Compliance was filed by the Code Officer stating that compliance was obtained on April 8, 2005. This property is in compliance with the outdoor amplification violation. However, this property is not in compliance with the prohibited signage violation.

Recommendation: The Board issue an Order constituting a lien in the amount of **\$22,250.00**, for 89 days of non-compliance from January 8, 2005 through and including April 7, 2005, at **\$250.00** per day and said Order be recorded in the public records.

Violation Charged: Seminole County Land Development Code, Section 30.466 as provided for in Section 1.4 Penalties, Final Site Plan Approval, and Section 30.1245, Prohibited Signs.

Described as: 1) Outdoor speaker sound amplification systems are prohibited according to the Final PCD Site Plan Developer's Commitment Agreement.

2) Prohibited signage displayed.

Location: 125-127 Oregon Street, Sanford (Commission District 5)
Tax Parcel ID # 29-19-30-300-0070-0000

Motion by _____ Second by _____ Action _____

CONTINUED AT STAFF REQUEST

D Case No 05-06-CEB
Claretha Roux
Code Enforcement Officer: Dorothy Hird
Complaint No: 2004CE000960

This case was heard by the Board on January 27, 2005 and an Order was entered giving the Respondent a compliance date of February 28, 2005. An Affidavit of Non-Compliance was filed by the Code Officer on March 4, 2005. This property is not in compliance at this time.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3(g)(p) and Seminole County Land Development Code, Chapter 30, Section 30.182.

Described as: 1) Accumulation of trash and debris.
2) Objectionable and unsightly matter.
3) Occupancy of an accessory structure on R-1 zoned property is not a permitted use.

Location: 476 Ford Drive, Altamonte Springs (Commission District 4)
Tax Parcel ID # 07-21-30-512-0000-0100

Motion by _____ Second by _____ Action _____

FORECLOSURE

A Case No 99-76A-CEB
Timothy F. & Claudia Juergens
Code Enforcement Officer: Deborah Leigh
Complaint No: 1999-7177
Matthew West, Planning Manager

This case was heard by the Board on December 2, 1999 and an Order was entered giving the Respondent a compliance date of January 15, 2000. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer on January 18, 2000. An Order Finding Non-Compliance and Imposing Fine/Lien was entered by this Board on March 23, 2000. The lien totals \$19,500.00 for 1,950 days of non-compliance at \$10.00 per day from January 16, 2000 through and including May 19, 2005. This property is not in compliance at this time.

Recommendation: Request the Board's direction to forward this case to the County Attorney's office for possible foreclosure.

Violation Charged: Seminole County Code, Chapter 40, Section 40.51 as defined in the Florida Building Code, Chapter 1, Section 104.1.1.
Described as: 1) Construction, alteration, repairing, remodeling or demolition of any structure or building, without obtaining the required permit.
Location: 102 Orienta Drive, Altamonte Springs (Commission District 3)
Tax Parcel ID # 23-21-29-501-0000-0340

Motion by _____ Second by _____ Action _____

B Case No: 01-89-CEB
Timothy F. & Claudia G. Juergens
Code Enforcement Officer: Deborah Leigh
Complaint No: 2000CE10015
Matthew West, Planning Manager

This case was heard by the Board on August 23, 2001 and an Order was entered giving a compliance date of September 19, 2001. An Affidavit of Non-Compliance dated September 21, 2001 has been filed by the Code Enforcement Officer. On December 6, 2001 the Board imposed a lien in the amount of \$11,500.00, with the fine continuing to accrue at \$150.00 per day. On January 22, 2004, at Staff's request, the Board increased the fine to \$250.00 per day. On January 26, 2004, the Board recommended that the County Attorney's Office review this case for possible foreclosure. The County Attorney's Office advised that foreclosure on the land is not possible due to it being a homestead. The lien now totals \$193,850.00 for 489 days of non-compliance from September 20, 2001 through January 22, 2003 at \$150.00 per day and 482 days of non-compliance from January 23, 2004 through and including May 19, 2005 at \$250.00 per day. This property is not in compliance at this time.

Recommendation: Request the Board's direction to forward this case to the Board of County Commissioners for possible foreclosure on any other real or personal property owned by the Respondents.

Violation Charged: Seminole County Land Development Code, Section 30.202 and Section 30.203.

Described as: 1) Operation of a business, an extension of a business, using residence as meeting place for employees, storage/keep commercial equipment and bringing debris to residence from job sites to dispose of it not a permitted or conditional use in the R-1A zone.

Location: 102 Orienta Drive, Altamonte Springs (Commission District 3)
Tax Parcel ID # 23-21-29-501-0000-0340

Motion by	Second by	Action
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- VII Approval of the minutes from the meeting of April 28, 2005
- VIII Confirmation date of next meeting: June 23, 2005
- IX Old Business – None
- X New Business – None
- XI Adjourn

NOTE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7941.

PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT THIS HEARING, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS ARE MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 285.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT (407) 665-7403.

05-19-05 Agenda

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

**May 19, 2005 – 1:30 PM
Seminole County Services Building – Room 1028
1101 East First Street, Sanford, FL 32771**

ADD-ON

CONTINUED AT STAFF REQUEST

A Case No 05-35-CEB
Jan A. & Bozena A. Hyla
Code Enforcement Officer: Deborah Leigh
Complaint No: 2005CE000512

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in
95.3(o).

Described as: 1) All swimming pools shall be completely enclosed by permanent
fencing.

Location: 348 Ashford Court, Lake Mary (Commission District 5)
Tax Parcel ID # 12-20-29-503-0000-0380

Motion by _____ Second by _____ Compliance Date _____ Fine _____

**VERBAL NOTICE OF HEARING BY
CODE ENFORCEMENT OFFICER**

B Case No 05-39-CEB
John C. & Virginia L. Gale
Code Enforcement Officer: Joann Davids
Complaint No: 2005CE000462

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in
95.3(o).

Described as: 1) All swimming pools shall be completely enclosed by permanent
fencing.

Location: 33 Spanish Oak Lane, Apopka (Commission District 3)
Tax Parcel ID # 07-21-29-505-0000-0780

Motion by _____ Second by _____ Compliance Date _____ Fine _____
